



**GOVERNING BOARD AGENDA ITEM FORM  
AMPHITHEATER UNIFIED SCHOOL DISTRICT NO. 10**

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**DATE OF MEETING: May 8, 2012**

**TITLE: Approval of Bond-Related Projects**

- 1. Award of Contract for Construction Manager at Risk for Facility Improvements to Rio Vista Elementary School Based on Responses to Request for Qualifications (RFQ) 11-0038**
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**BACKGROUND:**

The Arizona Administrative Code R7-2-1116 covers the procurement of construction using alternate delivery methods. Alternate delivery methods for construction are defined as: construction manager at risk, design build and job order contracting services. The Governing Board at their September 6, 2011 meeting approved the use of a construction manager at risk alternate delivery method for new construction and facility renovation at Rio Vista Elementary School 1351 E. Limberlost Drive Tucson, AZ 85719. Work to include, as defined by the Amphitheater Blue Ribbon Budget Analysis & Facilities Committee May 2007 Report, construction of new classrooms to replace aging portable buildings, a new art & music room, ADA compliant restrooms and parent & staff parking.

Request for Qualifications (RFQ) 11-0038 was issued to general contractors (contractors) registered with the Purchasing Department and posted to the District's Web site. Eight contractors responded. The Amphitheater Evaluation Team ranked each contractor based on the evaluation criteria listed in the RFQ. The three highest ranked contractors were asked to meet with the Evaluation Team. A meeting agenda was provided to each contractor. Please see the attached evaluation criteria.

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**RECOMMENDATION:**

The Governing Board shall determine Lloyd Construction Company, Inc. as the highest qualified firm and shall authorize the Administration to negotiate compensation, including fee for construction of the project, general conditions to be charged during construction and fee for pre-construction services, as well as other contract terms the Administration determines to be fair and reasonable.

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**INITIATED BY:**

*Scott Little*

**Scott Little, Chief Financial Officer**

**Date: April 30, 2012**

*Vicki Balentine*

**Vicki Balentine, Ph.D., Superintendent**

## AMPHITHEATER RFQ EVALUATION TEAM

The Evaluation Team consisted of six members, three Amphitheater staff and three outside professionals: Chris Louth, Bond Projects Manager, Brian Nottingham, Assistant Bond Projects Manager, Michael McConnell , Principal Walker Elementary School, Nathan Kappler, KapCon Construction, Henry Tom, Line & Space Architects, George Rising, Administrative Intern.

## EVALUATION PHASE 1

The Evaluation Team reviewed eight submittals based on the evaluation criteria stated in the RFQ and listed below.

### COMPANY QUALIFICATIONS (40%)

Responding contractors to provide the following:

- 1) any deficiency orders issued against the general contractor by the Arizona Registrar of Contractors within the last three years
- 2) any current unresolved bond claims against the prospective contractor
- 3) any judgments or liens against the proposed contractor within the past three years
- 4) current bonding availability and capacity
- 5) any filing under the United States Bankruptcy Code, assignments for the benefit of creditors, or other measures taken against creditors in the past three years
- 6) current project workload
- 7) safety record and worker's compensation rate
- 8) contractors material suppliers project team, key members, training & qualifications
- 9) contractor's capabilities and qualifications to provide the scope of work required

### RECENT PROJECTS (40%)

Responding contractors are to provide a description of each project not to exceed three pages in length to include:

- 1) owner name and phone number
- 2) project superintendent name and resume
- 3) project construction schedule actual vs. projected
- 4) method of approach to include subcontractor plan
- 5) method of approach to include safety plan
- 6) project safety record
- 7) project location
- 8) description of construction challenges and how addressed
- 9) CM@R alternate project delivery method if utilized and the positives & negatives if any

EMPLOYEE QUALIFICATIONS (20%)

- 1) the construction superintendent to be assigned, their qualifications to complete the required scope of work, their resume, time with the company, list of similar projects completed to include a description of the project, the location(s), the owner's name & phone number and contractor, key members, education, training and qualifications

A contractor could receive a maximum of 100 points from each evaluator or six hundred points total based on the number of evaluators. Please see below.

General Contractor	Total Points
Lloyd	544
Core	536
Diversified	528
D.L. Withers	494
BFL	471
Concord	459
Sletten	448
Camwest	423

EVALUATION PHASE TWO

The three highest scoring contractors were invited to meet with the Evaluation Team. A meeting agenda was provided asking each contractor to cover the following:

Punch Lists:

Delays & frustration due to multiple return trips to a project site, once again finding noted punch list items still open and not completed are ongoing problems for the Amphitheater Bond Projects Department. What is your company process to close out a punch list?

Site Safety:

Rio Vista Elementary School, Home of the Bulldogs a Performing Plus Elementary School is excited about their new classrooms, music & art rooms and new restrooms. An occupied campus, an elementary school with students, teachers & staff, a construction site with multiple trades and heavy equipment requires a high degree of due diligence, safety for all individuals. Your company has considerable experience with this type of work. Walk the evaluation team through a safety program implemented at a project similar to the work at Rio Vista Elementary School.

Construction Manager at Risk:

CM@R is an excellent construction delivery method pairing the general contractor, their subcontractors with the architect and owner to complete a functional design at a guaranteed maximum price. The general contractor has a responsibility to provide timely and relevant cost information, options for all aspects of construction to facilitate developing a design to meet the owner's requirements and budget. Your team has completed this process many times. Tell us of one elementary school where your team's pre-construction services were instrumental in creating a quality project / learning environment at a competitive cost.

Education:

Finally, the fun part of the work, facilitating the ongoing education process at Rio Vista Elementary School. Your thoughts?

Evaluation Team Questions:

The Evaluation Team recorded their observations regarding each contractor's response to the agenda items provided and their answers to the questions asked. The Evaluation Team then met and reviewed each contractor's presentation. Lloyd Construction Company was ranked first place, Diversified Design & Construction second and Core Construction third place.

Lloyd Construction's presentation to the Evaluation Team was well organized with excellent displays & graphics. The Lloyd Construction staff, the Project Manager, Site Superintendent, Pre-Construction Services Manager and the firm's Principal worked well together presenting examples of how their firm would address each of the agenda items. For punch lists, their company goal is to excel in the work completed each day so at the end of the project there are few if any punch list items to be addressed. Their safety handout was the best one Evaluation Team members had ever seen. It would be made available to parents, staff & students. For CM@R, (Construction Manager at Risk) every one of Lloyd's CM@R customers is a repeat customer. Lloyd's goal is to exceed customer expectations. Their Project Manager is a graduate of the UA School of Architecture and has been with Lloyd Construction six years. Their Project Superintendent has been with the company thirty years. Lloyd said the work required at Rio Vista is an excellent way for our students to learn there are many good jobs in construction and, if watching the work progress is of interest to them they may someday chose to enter this field. We are always looking for good people.

Finally, Lloyd Construction built Rio Vista Elementary School and they feel they have a vested interest in seeing the new construction and renovation completed successfully, on time and within budget.

The Evaluation Team then voted to recommend Lloyd Construction to the Governing Board as the highest qualified firm for the facility renovation work to be completed at Rio Vista Elementary School.